



Small Communities Offer Affordable Home Values

Jim Linden moved around Nebraska, and settled in Norfolk for the last seven years. Linden is a veteran living on a fixed income. He wished to become a first time homeowner. He was working with NeighborWorks Northeast Nebraska which recommended he apply for a USDA Rural Development Direct Home Loan.

Once determined eligible for a Direct Loan, he sought the services of a local real estate agent who helped him look at homes and taught him what to look for in a good home. Linden also took the Homebuyer Education Course offered by NeighborWorks. He was having difficulty finding a home in Norfolk due to his very low

loan amount and Norfolk's high housing market. His agent extended the search to surrounding smaller communities and found more affordable housing values. Linden found a home he liked and could afford in a small northeast Nebraska community. NeighborWorks completed the repairs and Down Payment Assistance and the USDA Direct Loan offered a very low interest rate along with no down payment required.

The 60 year old first time homeowner is happy working in his yard, proud of his new home, that is a very nice, well maintained ranch style home on a large corner lot. Linden is grateful to the "team" of people that assisted him in acquiring his home, NeighborWorks Northeast Nebraska, his realtor, and USDA Rural Development. When neighbors drive by, big waves happen, which make Jim smile. Small towns offer much more than affordable housing warm and friendly neighbors come as a bonus!



I drove up to find this 60 year old first time homeowner happily working in his yard, very proud of his new home.

Obligation Amount: \$60,740.00 — Direct Loan

Date of Closing: 09/09/16

Congressional District: Congressman Smith, District 03; Senators Fischer and Sasse

Partners: NeighborWorks Northeast Nebraska

Demographics: Keeping population in a Nebraska small town.

Impact: Affordable homeownership for fixed income.
